



TO: Mayor, Councilmembers, City Manager

FROM: Douglas Whitney,  
Chief Building Official

SUBJECT: Bunker Hills Clubhouse -  
Automatic Door Openers

DATE: November 1, 2011

### INTRODUCTION

Accessible approach and entrance to buildings: People with disabilities should be able to arrive on the site, approach the building, and enter as freely as everyone else. At least one route of travel should be safe and accessible for everyone, including people with disabilities.

### DISCUSSION

We have received complaints about the lack of ADA power operators at Bunker Hills Golf Club's brand new clubhouse.

The building complies with the 2007 Minnesota State Building Code (MSBC). Minnesota Rules Chapter 1341 Minnesota Accessibility Code is part of the 2007 MSBC. The Minnesota Accessibility Code incorporates the 2003 edition of ICC/ANSI A117.1 as promulgated by the Accredited Standards Committee A117 on Architectural Features and Site Design of Public Buildings and Residential Structures for Persons with Disabilities. The ICC/ANSI A117.1-2003 edition is approved by the American National Standard Institute (ANSI) and owned by the International Code Council, Inc. ICC A117.1 is incorporated by reference in IBC Chapter 11 and made part of the Minnesota State Building Code except as amended.

The codes do not require ADA power operators at any of the doors. ADA power operators can be used to provide access when the doors to a building do not meet ADA or code requirements. An example is the doors at the City center did not have the required 10" bottom kick plate. Approach slopes and doors clearances are other reasons ADA power operators maybe installed.